104.0	0002	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	911,700 / 911,700
					USE VALUE:	911,700 / 911,700
					ASSESSED:	911,700 / 911,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBBINS AARON J & ALLISON M
Owner 2:	
Owner 3:	
Street 1:	44 FOX MEADOW LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANTONELLI TRACY ANN & -
Owner 2:	MOOTY PATRICK MICHAEL -
Street 1:	44 FOX MEADOW LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8254.000	444,400		467,300	911,700
Total Card	0.189	444,400		467,300	911,700
Total Parcel	0.189	444,400		467,300	911,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.70 /Parcel: 430.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66760

GIS Ref

GIS Ref

Insp Date 09/14/18

!8253!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	444,400	0	8,254.	467,300	911,700		Year end	12/23/2021
2021	101	FV	430,300	0	8,254.	467,300	897,600		Year End Roll	12/10/2020
2020	101	FV	430,300	0	8,254.	467,300	897,600	897,600	Year End Roll	12/18/2019
2019	101	FV	345,100	0	8,254.	467,300	812,400	812,400	Year End Roll	1/3/2019
2018	101	FV	345,100	4200	8,254.	400,600	749,900	749,900	Year End Roll	12/20/2017
2017	101	FV	345,100	4200	8,254.	373,900	723,200	723,200	Year End Roll	1/3/2017
2016	101	FV	345,100	4200	8,254.	320,500	669,800	669,800	Year End	1/4/2016
2015	101	FV	320,100	4300	8,254.	287,100	611,500	611,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:00:19

LAST REV

Date	Time
11/19/20	10:38:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTONELLI TRACY	1562-59	1	9/2/2020		899,000	No	No		
RAY`S DESIGN &C	1408-121		12/6/2011		600,000	No	No		
PELLEGRINO ETHE	1402-3		7/1/2011	Sub Sale	400,000	No	No		
PELLEGRINO ETHE	1349-69		1/25/2008	Family	99	No	No		
PELLEGRINO ETHE	1328-2		10/16/2006	Family	1	No	No		
PELLEGRINO ETHE	1327-123		10/10/2006	Family	1	No	No		
PELLEGRINO ETHE	1299-69		4/27/2005	Family	1	No	No		
PELLEGRINO ETHE	1299-68		4/27/2005	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2011	1575	Alterati	2,500					REMOVE WALL/ CREAT
12/5/2011	918	Manual	10,000					HVAC & DUCTWORK
7/25/2011	742	Dormers	92,000	C				REAR SHED DRMR/RED
7/11/2011	685	Inter-De	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
4/3/2012	Info Fm Prmt	BR	B Rossignol
3/16/2012	MLS	EMK	Ellen K
2/26/2009	Meas/Inspect	163	PATRIOT
11/19/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	66760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8254		Sq. Ft.	Site		0	70.	0.81	4									467,332						467,300	

Total AC/HA:	0.18949	Total SF/SM:	8254	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	467,332	Spl Credit		Total:	467,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	119243
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465790
Depreciation:	21426
Depreciated Total:	444364

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

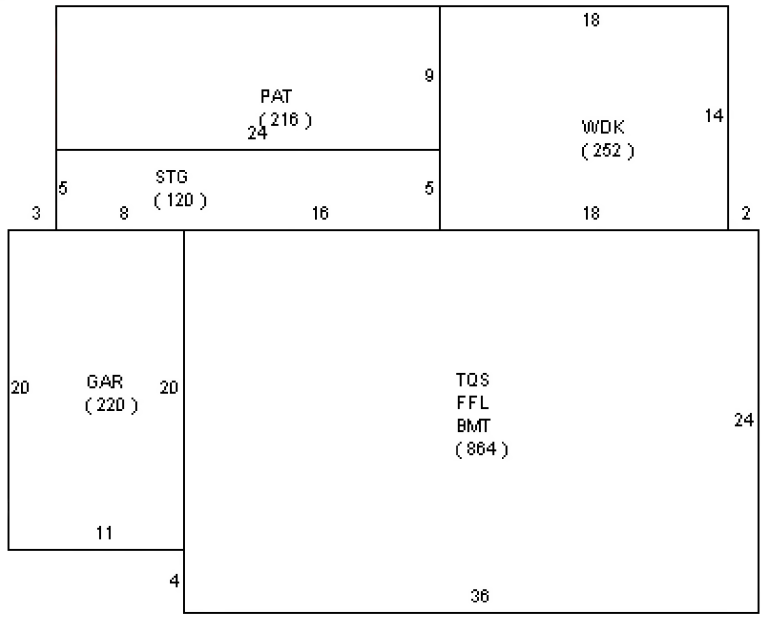
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.66
Special Features:	0	Val/Su Net:	139.57
Final Total:	444400	Val/Su SzAd	293.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	81.630	70,525
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
WDK	Deck	252	9.970	2,512
GAR	Garage	220	26.360	5,799
PAT	Patio	216	3.990	861
STG	Storage	120	7.670	920
	Net Sketched Area:	3,184	Total:	304,202
Size Ad	1512	Gross Area	3400	FinArea 2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	FR	2006	0.00	T	13	101						

More: N | Total Yard Items: | Total Special Featues: | Total: